



GARDEN STIRLING BURNET

26 CHALYBEATE, HADDINGTON
EAST LoTHIAN EH41 4NX



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With a peaceful cul-de-sac setting in popular Haddington, this two-bedroom terraced house offers an appealing home for first-time buyers, professionals, small families, or downsizers. The property is within easy reach of the town's excellent amenities, including shops, cafés, supermarkets, leisure facilities, schooling, and regular bus links into Edinburgh, whilst nearby road connections provide swift access across East Lothian and beyond. The home is attractively presented throughout in crisp neutral tones, with modern fixtures and fittings adding to its move-in appeal. It also benefits from a private south-facing rear garden, a detached single garage, and residents' parking close by. The front door opens into a practical entrance porch leading into a generously proportioned living room. Finished with soft neutral décor and wood-toned flooring, this inviting reception space offers plenty of room for comfortable seating and enjoys a bright front-facing position. To the rear, the spacious dining kitchen spans the width of the home and provides an excellent social hub with space for a table and chairs alongside sleek cream-coloured cabinets and wood-inspired worktops. Integrated appliances add convenience, whilst a glazed door opens directly onto the garden.

FEATURES

- Two-bedroom end-terrace house in popular Haddington
- Convenient access to local amenities, schools, and Edinburgh bus links
- Bright, neutral interiors throughout
- Generous front-facing living room
- Spacious dining kitchen with integrated appliances
- Principal double bedroom with fitted wardrobe storage
- Second double bedroom
- Contemporary shower room with walk-in enclosure
- Gas central heating and full double glazing
- Enclosed south-facing rear garden with summer house
- Detached single garage





Upstairs, the landing leads to two bedrooms and a shower room. The principal bedroom is a well-proportioned double with built-in wardrobe storage and soft carpeting underfoot. The second bedroom is another comfortable double, ideal as a child's bedroom, guest room, or home office. Completing the accommodation is a bright contemporary shower room fitted with a WC-suite, vanity storage, a towel radiator, and a walk-in shower enclosure. Gas central heating and full double glazing further enhance the property's comfort and efficiency. Outside, the enclosed south-facing rear garden has been neatly landscaped for ease of maintenance, with a paved seating area, planted beds, and a delightful summer house. The property also benefits from access to a detached single garage and further convenient residents' parking nearby.

Extras: All fitted floor and window coverings, light fittings and appliances are included. Integrated appliances include oven, gas hob, fridge-freezer, dishwasher and washing machine.







Haddington, East Lothian

The Royal Burgh of Haddington is a lovely historic market town with wide streets, period buildings, and an attractive town centre situated in the picturesque county of East Lothian. It offers a wealth of amenities on its vibrant High Street and state-of-the-art facilities. There is a good selection of shops, coffee houses, cafés, eateries, restaurants and pubs, boutique shops, art galleries, hardware shops, charity shops, and bookshops, as well as large supermarkets. With its history deeply rooted in agriculture, the town retains a thriving market spirit. It hosts a monthly farmers' market, where locals and visitors alike can purchase local produce and soak up the friendly atmosphere of the picturesque county town. East Lothian's state-of-the-art library and museum, the John Gray Centre, is also on the High Street and offers interesting exhibitions throughout the year. For the sports and outdoor enthusiast, the town has its own golf course and the fantastic Aubigny Sport Centre, which is home to two swimming pools, a gym, and a range of fitness classes. For more leisurely pursuits, the banks of the River Tyne and the surrounding open countryside provide tranquil strolls and excellent bike ride opportunities. Haddington offers a range of state and independent schools for early years, primary, and secondary education. Situated close to the A1, the town is very well connected to Edinburgh, Berwick, and further afield, with regular buses going to and from the capital.







OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

espc

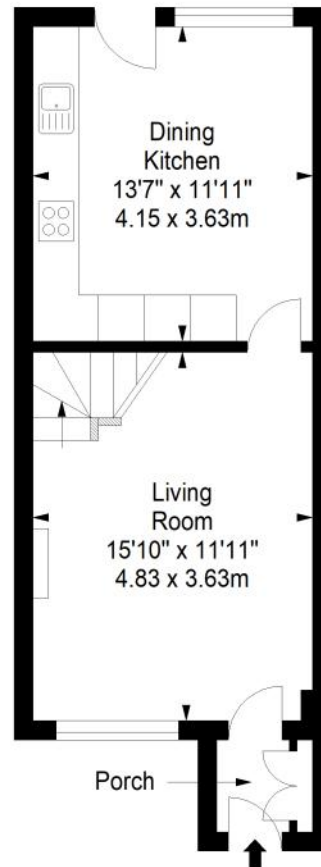
HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

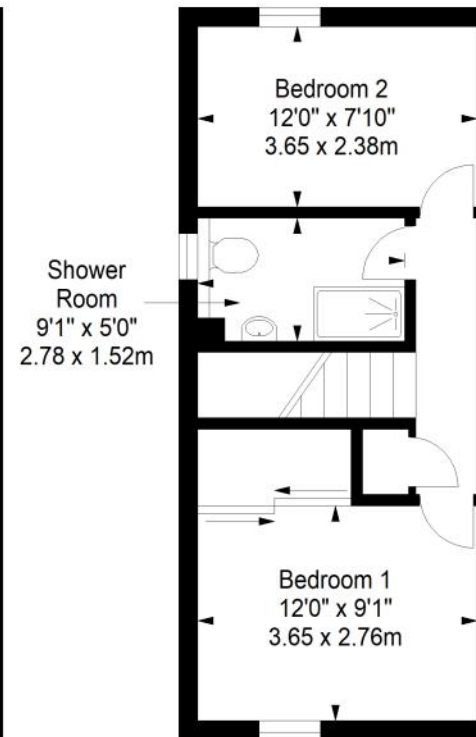
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

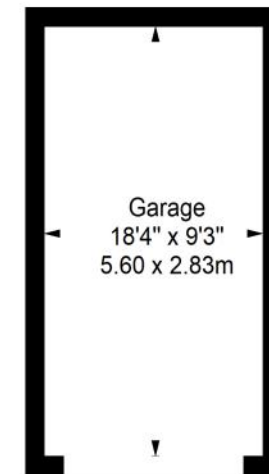
Ground Floor
Approx. 34.8 sq. metres (374.6 sq. feet)



First Floor
Approx. 33.0 sq. metres (355.2 sq. feet)



Garage
Approx. 15.8 sq. metres (170.1 sq. feet)



Total area: approx. 67.8 sq. metres (729.8 sq. feet)